

# EXHIBIT 46

JILL CRONAUER  
9/30/2021

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UNITED STATES DISTRICT COURT WESTERN DISTRICT OF WASHINGTON AT SEATTLE					
HUNTERS CAPITAL, LLC, et al., ) ) Plaintiffs, ) ) vs. ) No. 20-cv-00983-TSZ ) CITY OF SEATTLE, ) ) Defendant. )					
Videotaped ZOOM 30(b)6 Deposition Of JILL CRONAUER					
CONTENTS DESIGNATED CONFIDENTIAL					
DATE: Thursday, September 30, 2021 REPORTED BY: Mindy L. Suurs, CSR No. 2195					
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A P P E A R A N C E S					
For the Plaintiff: GABRIEL REILLY-BATES Calfo Eakes 1301 Second Avenue Suite 2800 Seattle, Washington 9801			EXHIBIT INDEX (Cont.) NO. DESCRIPTION PAGE		
For the Defendant: TYLER L. FARMER ARTHUR W. HARRIGAN, Jr. Harrigan Leyh Farmer & Thomsen 999 Third Avenue Suite 4400 Seattle, Washington			67 Series of e-mails including October 14, 2020 150 from Jill Cronauer to Michael Malone re Meeting with Mayor Durkan 68 E-mail dated September 30, 2020, from Jill 155 Cronauer to Christopher Saites and others		
Also Present: Karl Benitez, Royal Video Productions			69 E-mail string dated August 31, 2020, between 157 Jill Cronauer and Lindsey Jensen, copying Andrea Salazar 70 E-mail string, including August 6, 2020, from 159 Jill Cronauer to Lindsey Jensen re plywood 71 E-mail dated June 11, 2020, from Lindsey 163 Jensen to Andrea Salazar and attachment		
--ooOo--			72 E-mail dated March 26, 2020, from Nicholas E. 164 to Jill Cronauer 73 E-mail dated March 16, 2020, from Karyn 166 Schwarz to Jill Cronauer re Small Business Stabilization Fund 74 E-mail string dated March 16, 2020, between 168 Jill Cronauer, Steven Dodobara, and Olivia Collins re Economic Relief Information 75 E-mail string dated March 16, 2020, between 170 Jill Cronauer, Kari Brunson, and Olivia Collins re Economic Relief Information 76 E-mail dated March 17, 2020, from Peter Aaron 172 to Jill Cronauer re Rent Vacation Request		
			77 E-mail string dated March 17, 2020, between 174 Katie Parsons and Jill Cronauer re Rains Greenus Building Lease 78 E-mail string between Jill Cronauer and Amaan 175 Kurji re COVID-19 and 8 Limbs Yoga		

1 (Pages 1 to 4)

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JILL CRONAUER  
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1 A. Yes.

2 Q. Okay. Look at Paragraph 127 on the bottom, and  
3 you'll see that it starts "Plaintiff Hunters Capital," and  
4 in the second sentence it says: "Like Madrona Real Estate,  
5 the presence of CHOP is causing economic injury to Hunters  
6 Capital." Do you see that?

7 A. Yes.

8 Q. So my question for you, Ms. Cronauer, is: What  
9 did you mean by "the presence of CHOP" at Paragraph 127 of  
10 the Hunters Capital Complaint?

11 A. That the occupation of CHOP in the area was  
12 causing economic injury to Hunters Capital.

13 Q. Okay. When you say "occupation," what do you  
14 mean?

15 A. Its presence.

16 Q. And I want to make sure that we have a clear  
17 understanding of the basis for the Complaint. When you say  
18 "the presence," do you mean the presence of protesters in  
19 the area described as CHOP or something else?

20 A. The -- without limiting my response to, you know,  
21 the blocking of access to the area, inability for our  
22 tenants, commercial tenants, to be open, our residents  
23 being able to enjoy or live without interruption and work  
24 and sleep. Those are just some examples.

25 Q. Okay. And since the CHOP barricades were cleared

1 like I referenced, if you Wikipediaed when CHOP ended, they  
2 would use the -- which I just did, which is interesting --  
3 you would -- they would formally say that, you know, it was  
4 concluded I think on the 1st of July. But with the  
5 occupation of the park, it was very consistent that Nagle  
6 Place, which is how you access the parking garage to the  
7 Broadway Building for all of our residents and our  
8 commercial office tenants, was continually and  
9 intermittently restricted and closed down. And that was  
10 due to issues occurring in the park.

11 Q. Okay. And what was the time period of that  
12 intermittent restriction of access to the parking garage?

13 A. Between about the 6th of July, and I believe the  
14 park was cleared on the 12th -- or the 18th of December.

15 Q. Okay. And so we have a clear record for folks  
16 who haven't seen photos --

17 (Fire alarm.)  
18 THE VIDEOGRAPHER: Should we go off the record?  
19 MR. FARMER: Yes, please.  
20 THE VIDEOGRAPHER: The time is 11:28 a.m. We are  
21 off the record.

22 (Recess taken.)  
23 THE VIDEOGRAPHER: The time is 11:32 a.m. We are  
24 back on the record.  
25 BY MR. FARMER:

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1 on July 1st, has Hunters Capital had any blockage of access  
2 to its buildings?

3 A. Yes.

4 Q. Could you tell me when, please?

5 A. So when the police came back in and reoccupied on  
6 the 1st, they then shut -- created a perimeter around the  
7 area, of which I don't recall the total perimeter, and  
8 wouldn't allow anyone in or out for, I believe it was five  
9 days; so we weren't able to access our properties or our  
10 business. Our residents weren't able to come to their  
11 homes. And the continuance of the barricades around the  
12 East Precinct, which I don't believe were removed until May  
13 of 2021, also impeded access to our property on 12th  
14 Avenue, the Ballou Wright building.

15 Q. Can you describe how the barricades around the  
16 East Precinct prevented you access to the Ballou Wright  
17 building?

18 A. So in trying -- it didn't prevent, but it was  
19 difficult to access on foot.

20 Q. Okay. And how so?

21 A. Well, you had to go about two blocks around to  
22 access the building because the sidewalks were closed and  
23 also the crosswalks, one or two areas of it, so you'd have  
24 to do a big circle block around.

25 And also, during the -- once CHOP was, you know,

1 Q. Ms. Cronauer, I wanted to ask you to describe  
2 what you mean by referring to the occupation of the park in  
3 this time period where there was intermittent restriction  
4 of access to the parking garage.

5 MR. REILLY-BATES: Object to the form.

6 A. After the CHOP -- and I say, quote, unquote,  
7 ended because, as you know, there was a reoccupation of the  
8 East Precinct -- there was almost immediately an occupation  
9 of Cal Anderson Park, which was widely publicized. And  
10 during that time, there were several incidences, some of  
11 them quite shocking and terrible -- murders, deaths,  
12 suicides, rapes -- and the -- our access to our property  
13 was blocked as the police and medics came to attend to  
14 those issues. Also, there were nightly fires and fights  
15 and people driving vehicles into the park, at which time  
16 first responders would respond and block the park or  
17 access, sorry, to Nagle and our property. Those are just  
18 some of the -- some of the examples.

19 Q. Okay. And as I understand it --

20 A. And the park was closed, technically -- or I  
21 guess officially it was closed, but it was very active with  
22 CHOP participants.

23 Q. Okay. And so we have a clear record, by "park"  
24 throughout this testimony, you've been referring to Cal  
25 Anderson Park; correct?

11 (Pages 41 to 44)

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JILL CRONAUER  
9/30/2021

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1                   S I G N A T U R E  
2

3                   I declare that I have read my within deposition,  
4                   taken on Thursday, September 30, 2021, and the same is true  
5                   and correct save and except for changes and/or corrections,  
6                   if any, as indicated by me on the "CORRECTIONS" flyleaf  
7                   page hereof.

8                   Signed in \_\_\_\_\_, Washington,  
9                   this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
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15                   JILL CRONAUER  
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1                   REPORTER'S CERTIFICATE  
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3                   I, Mindy L. Suurs, the undersigned Certified Court  
4                   Reporter, pursuant to RCW 5.28.010, authorized to  
administer oaths and affirmations in and for the State of  
Washington, do hereby certify:

5                   That the foregoing testimony of JILL CRONAUER  
was given before me at the time and place stated therein  
and thereafter was transcribed under my direction;

6                   That the sworn testimony and/or proceedings were by me  
stenographically recorded and transcribed under my  
supervision, to the best of my ability;

7                   That the foregoing transcript contains a full, true,  
and accurate record of all the sworn testimony and/or  
proceedings given and occurring at the time and place  
stated in the transcript;

8                   That the witness, before examination, was by me duly  
sworn to testify the truth, the whole truth, and nothing  
but the truth;

9                   That I am not a relative, employee, attorney, or  
counsel of any party to this action or relative or employee  
of any such attorney or counsel and that I am not  
financially interested in the said action or the outcome  
thereof;

10                  DATE: October 3, 2021  
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Mindy L. Suurs  
Certified Court Reporter #2195



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Please record any changes or corrections on this sheet, indicating page number, line number, and reason for the change.

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<u>Page</u>	<u>Line</u>	<u>Correction and Reason</u>
9	7	Should read '500' instead of '900'
9	22	Should read 'Kei' instead of 'Key'
12	3	Should read 'J' instead of 'Jim'
12	4	Should read 'Kieran Oaksmith' instead of 'Karen Malone'
12	4	Should read 'Cristin' instead of 'Kristen'
18	2	Should read 'small business loan' instead of NSBA loan'
70	17	Should read 'and' instead of 'in'
109	19	Should read 'Amaan' instead of 'Ahman'
122	15	Should read 'Paparepas' instead of 'Papa Repas'
177	16	Should read 'for your mortgage' instead of 'and your rent'

Jill Curran  
 (Signature here and on deposition)

JILL CRONAUER  
9/30/2021

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1 S I G N A T U R E

2

3 I declare that I have read my within deposition,  
4 taken on Thursday, September 30, 2021, and the same is true  
5 and correct save and except for changes and/or corrections,  
6 if any, as indicated by me on the "CORRECTIONS" flyleaf  
7 page hereof.

8 Signed in Seattle, Washington,  
9 this 1 day of November, 2021.

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Jill Cronauer

15 JILL CRONAUER

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